

# LHD Design Guidelines

May 13<sup>th</sup>, 2021

## **Commissioners Present:**

Elizabeth Armstrong

Dave Jack

Elton Elperin

Wendy Ecker

David King

The commissioners opened the meeting by discussing the existing guidelines for windows. Mr. Elperin had circulated a proposal to edit the guidelines to allow aluminum clad insulated glass replacement windows in some situations. Mr. King and Mr. Jack objected to the proposal. Mr. King expressed support for the Commission's existing policy, allowing only single pane windows on the main body of the house. Discussion continued at length. Due to the limited number of Commissioners present, all agreed to postpone the discussion to another time. Ms. McCarthy (staff) asked the Commissioners to think about a policy for new and non-original windows and to address the issue of composite windows at a future meeting.

The discussion turned to the next section, masonry, and stucco. Mr. Jack explained to Commissioners about the list he compiled of current stucco contractors. He interviewed them to be sure they understood traditional stucco and could complete this work. This list is now available to applicants having difficulty locating a contractor. Based on these interviews, he expressed concern about applying synthetic stucco over traditional stucco. Ms. Armstrong noted that she would include reference to this list in the section, as it is in the window section. Previous case history regarding the details of stucco application and function and appearance. Concern was expressed about the change in the historic integrity of LHDs if homes are coated in synthetic stucco. Wording of the section on masonry repointing was discussed with an aim of clarifying, not changing, the guidelines. Commissioners decided to add a line about the possibility of mock-ups being required for some projects.

Mr. King needed to leave the meeting at this time. Ms. Armstrong suggested an evening meeting be scheduled to deal with the windows issues so more commissioners and public could attend.

The remaining Commissioners continued, discussing the chimneys gutters and roofs section. Ms. Armstrong asked where to put the Rain Barrel information. All agreed to add "rain barrels" to the title and give it a paragraph of its own. Details of wording about flat roofs and the prohibition on visible membrane roofs were discussed. The sentence regarding specific colors

of roofs was removed. The rain barrel paragraph was discussed next. Commissioners agreed to remove the language regarding energy/resource impacts of installing rain barrels. Language about appropriateness to historic district and expected review was inserted.

There was no public comment at this meeting.